



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-107316-LD

Project Name/Address: McDonald's Eastgate Rebuild
3239 156th Avenue SE

Planner: Bradley Calvert

Phone Number: (425) 452-6930

Minimum Comment Period Ends: May 14th, 2015

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m. Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and program where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet For Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2 x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: McDonald's Corporation

Proponent: Barghausen Consulting Engineers, Inc.

Contact Person: Ivana Halvorsen

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: McDonald's Eastgate - Rebuild

Proposal Location: 3239 - 156th Avenue S.E., Bellevue, Washington

Cross Street: S.E. Eastgate Way

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please see the attached Legal Description.

Please attach an 8 1/2- by 11-inch vicinity map that accurately locates the proposal site.

Please see the attached Vicinity Map and site plan.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Demolition and removal of existing McDonald's Restaurant and site improvements for the construction of a new McDonald's Restaurant
2. Acreage of site: 0.92 acre (40,000 square feet)
3. Number of dwelling units/buildings to be demolished: Not applicable
4. Number of dwelling units/buildings to be constructed: Not applicable
5. Square footage of buildings to be demolished: 4,625-square-foot single-story McDonald's Restaurant
6. Square footage of buildings to be constructed: 4,229 gross square-foot McDonald's Restaurant
7. Quantity of earth movement (in cubic yards): Approximately 2,000 cubic yards of imported fill and approximately 500 cubic yards of cut material that will be reused on site.
8. Proposed land use: McDonald's Restaurant with double drive thru

9. Design features, including building height, number of stories and proposed exterior materials: The project includes a single-story structure approximately 24 feet in height. The exterior materials will consist primarily of hardi plank with stone veneer accents and architectural treatments.

10. Other

Estimated date of completion of the proposal or timing of phasing:

Upon approval and issuance of all applicable approvals and permits, construction will begin in 2015. The construction of this project will occur in one phase. ✓

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ✓

To our knowledge there are no plans for future additions, expansions, or further activity associated with this project.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. ✓

- ALTA and Topographic Survey prepared by Tim Hanson and Associates dated February 2014
- Geotechnical Engineering Report prepared by The Riley Group Inc. updated August 16, 2013
- Preliminary Storm Drainage Report prepared by Barghausen Consulting Engineers, Inc. dated September 3, 2104

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. ✓

No governmental approvals are pending.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. ✓

Local

City of Bellevue

- SEPA Threshold Determination
- Design Review
- Utilities Developer Extension Agreement
- Clearing and Grading Permit
- Demolition Permit
- Building Permit
- Sign Permit

Regional

King County Public Health

- Permanent Food Service Permit

Puget Sound Clean Air Agency

- Demolition Permit

Federal

None

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal): ✓

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

- ✓ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ✓ Building Permit (or Design Review)
Site plan
Clearing & grading plan

- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountains ☐ Other ✓

The site is flat.

- b. What is the steepest slope on the site (approximate percent slope)? ✓

There are no grades on the site.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils on the site are Arents Everett Material (An). According to the Geotechnical Engineering Report, soils on the site are made up of glacial till which includes medium dense to very dense silty sand with some gravel. - SOIL TYPES CONFIRMED IN MAPSHOT ✓

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. ✓

The applicant is not aware of any unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading will occur to fill the site with imported fill material for the purpose of making the storm drainage system operate. Grading on site will include fill for the site as well as excavation for the storm drainage system at the north end of the site. Fill material will come from an approved source and no export of material is expected. Demolished concrete, asphalt, and construction debris will be delivered to an approved disposal site. ✓

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Air and water erosion of soils during grading and filling is a possibility, but is not anticipated to be significant. ✓

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 81 percent of the site will be covered in impervious surface, including the building, concrete, and asphalt. Overall, the net impervious area of the site is reduced with the redevelopment from 89 percent to 81 percent. ✓

85% IS ALLOWED IN CB ZONING

✓

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: ✓

A Temporary Erosion and Sedimentation Control (TESC) plan will be designed and implemented prior to construction in accordance with City of Bellevue standards.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. ✓

During construction, there will be construction equipment exhaust that will be emitted from vehicles using gasoline or diesel fuels. These emissions will be temporary in nature and, in our opinion, will not have a lasting or harmful affect on the project or adjacent properties. There may also be airborne dust particles affecting air quality, principally during the grading and filling phase of the project. The amount of airborne dust particles is anticipated to be minimal.

Following construction, no change to the current levels of emissions is expected as the use will be the same. The new building will likely have improved ventilation systems for the restaurant cooking equipment.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. ✓

No off-site emissions are expected to impact the project.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any: ✓

Measures to reduce or control emissions during construction will include the use of Best Management Practices outlined in the temporary erosion control plan to be prepared for this project.

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. ✓

There are no surface water bodies in the vicinity of the project.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans. ✓

This item does not apply.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. ✓

This item does not apply.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. ✓

This item does not apply.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. ✓

The site is not within any 100-year floodplain.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. ✓

This item does not apply.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. ✓

No ground water will be withdrawn, nor will water be discharged to ground water. On-site stormwater will be collected in a series of catch basins and routed to an on-site detention and water quality system prior to release into the existing storm water conveyance system that flows to the west.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. ✓

This item does not apply.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. ✓

Water runoff will occur from precipitation falling on impervious surfaces and to a lesser extent from the landscape planting areas. As described above, project generated stormwater will be collected in a series catch basins that will be routed to the on-site stormwater detention and water quality system prior to release into the existing storm water conveyance system that flows to the west. The site is located in the Mercer Slough Drainage Basin within WRIA 8 Lake Washington watershed.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. ✓

Ground or surface water impacts are unlikely to occur with this project; however, impacts are possible without the mitigation measures described in Item No. 3d.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: ✓

There are a variety of measures proposed to reduce or control surface and runoff water impacts. In summary:

- A Temporary Sedimentation and Erosion Control Plan will be prepared and approved prior to construction and will be satisfactorily maintained until construction is completed and the potential for on-site erosion has passed.
- All stormwater will be collected and routed through a storm water detention and water quality system prior to release to the existing storm drainage conveyance system.

4. Plants

a. Check or circle types of vegetation found on the site: ✓

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? ✓

All interior landscaping and several large trees will be removed with redevelopment.

c. List threatened or endangered species known to be on or near the site. ✓

The applicant is not aware of any threatened or endangered plant species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: ✓

Due to imported fill and utilities for the redevelopment, the project will remove the existing trees on the site.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site: ✓

- ☒ Birds: hawk, heron, eagle, songbirds, other
- ☐ Mammals: deer, bear, elk, beaver, other
- ☐ Fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site. ✓

The applicant is not aware of any threatened or endangered animal species on or near the site.

c. Is the site part of a migration route? If so, explain. ✓

The Pacific Flyway, which encompasses the majority of Washington State, is a migratory route for birds.

d. Proposed measures to preserve or enhance wildlife, if any: ✓

The site will be re-landscaped with a mix of ornamental and native plant materials.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. ✓

The completed project will utilize electricity and natural gas to meet its energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. ✓

The proposed structure will not reduce the capacity for adjacent properties to use solar energy.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: ✓

The new restaurant will comply with Washington State Energy Codes.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The project will not pose any environmental health hazards.

- (1) Describe special emergency services that might be required. ✓

No special emergency services are anticipated to be required for the completed project.

- (2) Proposed measures to reduce or control environmental health hazards, if any: ✓

None.

- b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? ✓

Ambient noise from the surrounding neighborhood includes vehicles travelling on the adjacent roadway and incidental sound associated with retail commercial and office uses, none of which are expected to affect the completed project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. ✓

On a short term basis, it is possible that the construction activities will generate noise due to construction equipment, power tools, and grading equipment. On a long-term basis, the only noise generated by the completed project would include vehicles entering and exiting the site typical to current levels.

- (3) Proposed measures to reduce or control noise impacts, if any: ✓

None.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? ✓
The site is currently developed with a McDonald's Restaurant. Surrounding uses include:
North and West: Days Inn Hotel
South: Key Bank
East: 7-Eleven
- b. Has the site been used for agriculture? If so, describe. ✓
The applicant is not aware of prior use of the site for agriculture.
No
- c. Describe any structures on the site. ✓
The site contains an existing McDonald's Restaurant and a trash enclosure.
- d. Will any structures be demolished? If so, what? ✓
All existing on-site improvements will be razed and removed from the site.
- e. What is the current zoning classification of the site? ✓
Community Business - Community Retail Design District Overlay.
- f. What is the current comprehensive plan designation of the site? ✓
Community Business.
- g. If applicable, what is the current shoreline master program designation of the site? ✓
This item does not apply.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. ✓
Not to our knowledge.
No
- i. Approximately how many people would reside or work in the completed project? ✓
Approximately 20 people will work in the project (in shifts).
- j. Approximately how many people would the completed project displace? ✓
No employees will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any: ✓
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: ✓
The project complies with the land use and development code standards applicable to the site and use.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ✓

This item does not apply.

NO RESIDENTIAL USES PROPOSED

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. ✓

This item does not apply.

NO EXISTING RESIDENTIAL USES

- c. Proposed measures to reduce or control housing impacts, if any: ✓

This item does not apply.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ✓

The building, including all architectural features will be approximately 24 feet in height. The principal exterior material will consist of hardi plank with stone veneer accents.

- b. What views in the immediate vicinity would be altered or obstructed? ✓

No views will be obstructed. Views of the site will be altered by the newer building.

- c. Proposed measures to reduce or control aesthetic impacts, if any: ✓

The new building and landscaping will update the site to be more consistent with its surroundings. ✓

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ✓

No light or glare is expected to occur from construction activities. Following construction, light will be provided by lot and building lights. Any lighting impacts will occur during the evening hours and during the late afternoon hours in the winter months.

CUT OFF SHIELDS WILL BE USED

- b. Could light or glare from the finished project be a safety hazard or interfere with views? ✓

Light and glare is not anticipated to be a safety hazard or interfere with views.

CUT OFF SHIELDS WILL BE USED

- c. What existing off-site sources of light or glare may affect your proposal?

Existing off-site sources of light include street lighting and headlamps from vehicles on the adjacent roadway. These are not expected to adversely affect this project. ✓

- d. Proposed measures to reduce or control light or glare impacts, if any:

The completed project will control light and glare with the use of lot light shields to reduce the potential for light spill-over onto adjacent properties. ✓

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Several small neighborhood parks and Lake Sammamish are within 1 mile of the site.

ROBENSWOOD COMMUNITY PARK - .3 mi NORTH / BELLEVUE ALA FIELD PARK - .35 mi NORTHEAST / SPENCERIDGE - .35 mi EAST

- b. Would the proposed project displace any existing recreational uses? If so, describe. ✓

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ✓

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. ✓

The applicant is not aware of any historical or cultural importance of the site or the surrounding area.

NONE

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. ✓

This item does not apply.

NONE

- c. Proposed measures to reduce or control impacts, if any: ✓

This item does not apply.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any: ✓

The site accesses 156th Avenue S.E. with two existing driveways.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? ✓

The site is not served by transit.

THERE ARE TWO STOPS NEARBY. ONE ON SE EASTGATE WAY (0.18 mi) AND ANOTHER TO THE WEST ON SE EASTGATE WAY (0.25 mi)

- c. How many parking spaces would the completed project have? How many would be project eliminate? ✓

The completed project will have 44 parking stalls; the existing site has 43 parking stalls. Parking demand for a typical McDonald's Restaurant is consistent with the parking provided. ✓

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). ✓

No new roads are required.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. ✓

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. ✓

The redevelopment will not increase the vehicular trips from the project as the new restaurant building is smaller than the existing building.

- g. Proposed measures to reduce or control transportation impacts, if any: ✓

No transportation control measures are triggered by the redevelopment project.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. ✓

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any: ✓

None are proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. ✓

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer	:	City of Bellevue
Water	:	City of Bellevue
Storm Drainage	:	City of Bellevue
Power	:	Puget Sound Energy
Telephone	:	Century Link
Gas	:	Puget Sound Energy

The project will install pipes equal to and exceeding 8-inches in diameter for stormwater and potentially water and/or sanitary sewer. On and off-site pipe installations are possible. If impacts to private property or critical areas result from utility installations, the impacts will be mitigated as required.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature *Nana H*

Date Submitted 11-17-2014

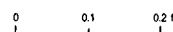
King County



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

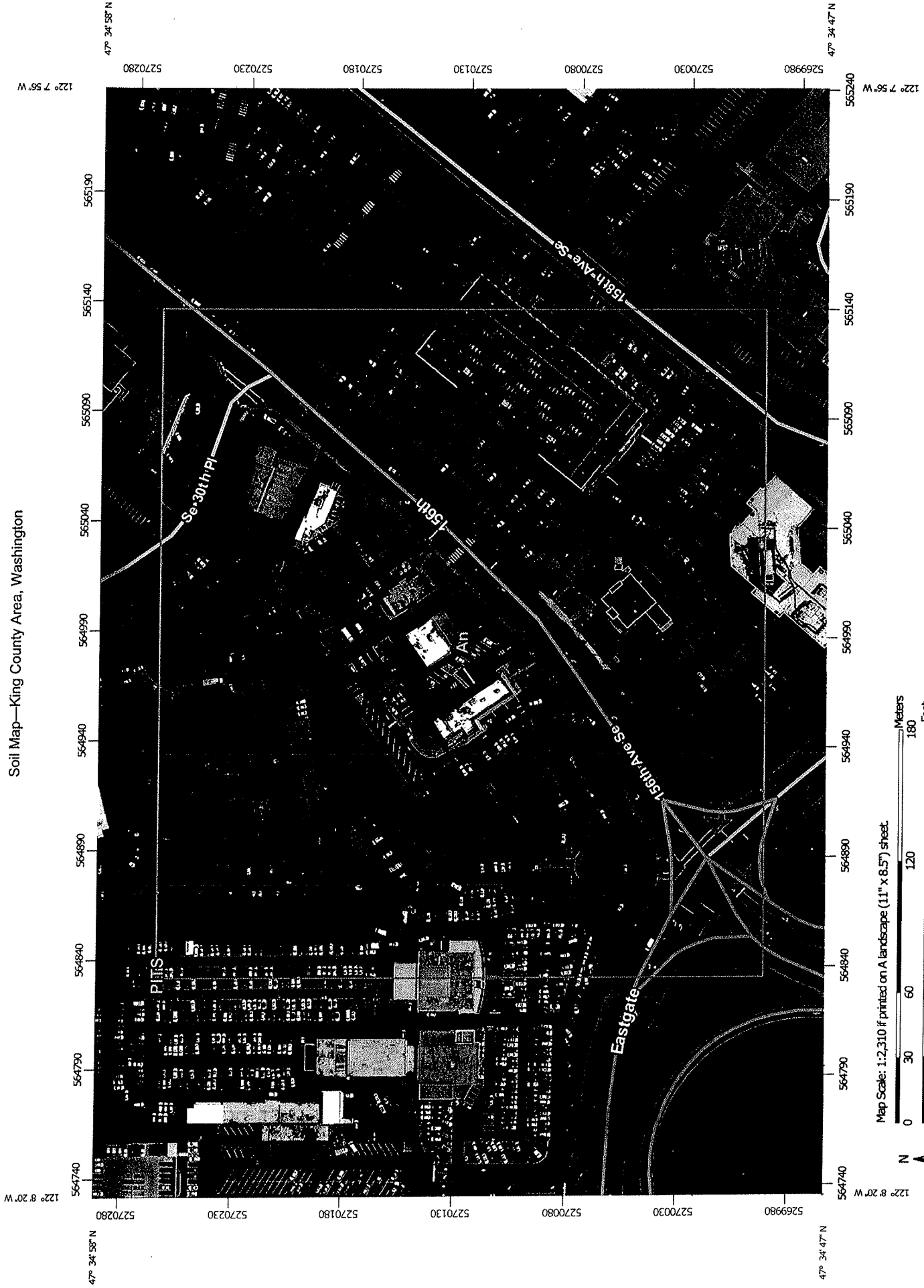
Date: 8/20/2014

1 in : 922 feet



King County
GIS CENTER

Soil Map—King County Area, Washington










































Map Scale: 1:2,310 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

	Area of Interest (AOI)		Soil Map Unit Polygons		Soil Map Unit Lines		Soil Map Unit Points		Special Point Features
	Area of Interest (AOI)		Soil Map Unit Polygons		Soil Map Unit Lines		Soil Map Unit Points		Special Point Features
	Blowout		Borrow Pit		Clay Spot		Closed Depression		Gravel Pit
	Gravelly Spot		Landfill		Lava Flow		Marsh or swamp		Mine or Quarry
	Miscellaneous Water		Perennial Water		Rock Outcrop		Saline Spot		Sandy Spot
	Severely Eroded Spot		Sinkhole		Slide or Slip		Sodic Spot		
	Water Features		Streams and Canals		Transportation		Rails		Interstate Highways
	US Routes		Major Roads		Local Roads		Background		Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington
Survey Area Data: Version 10, Sep 30, 2014

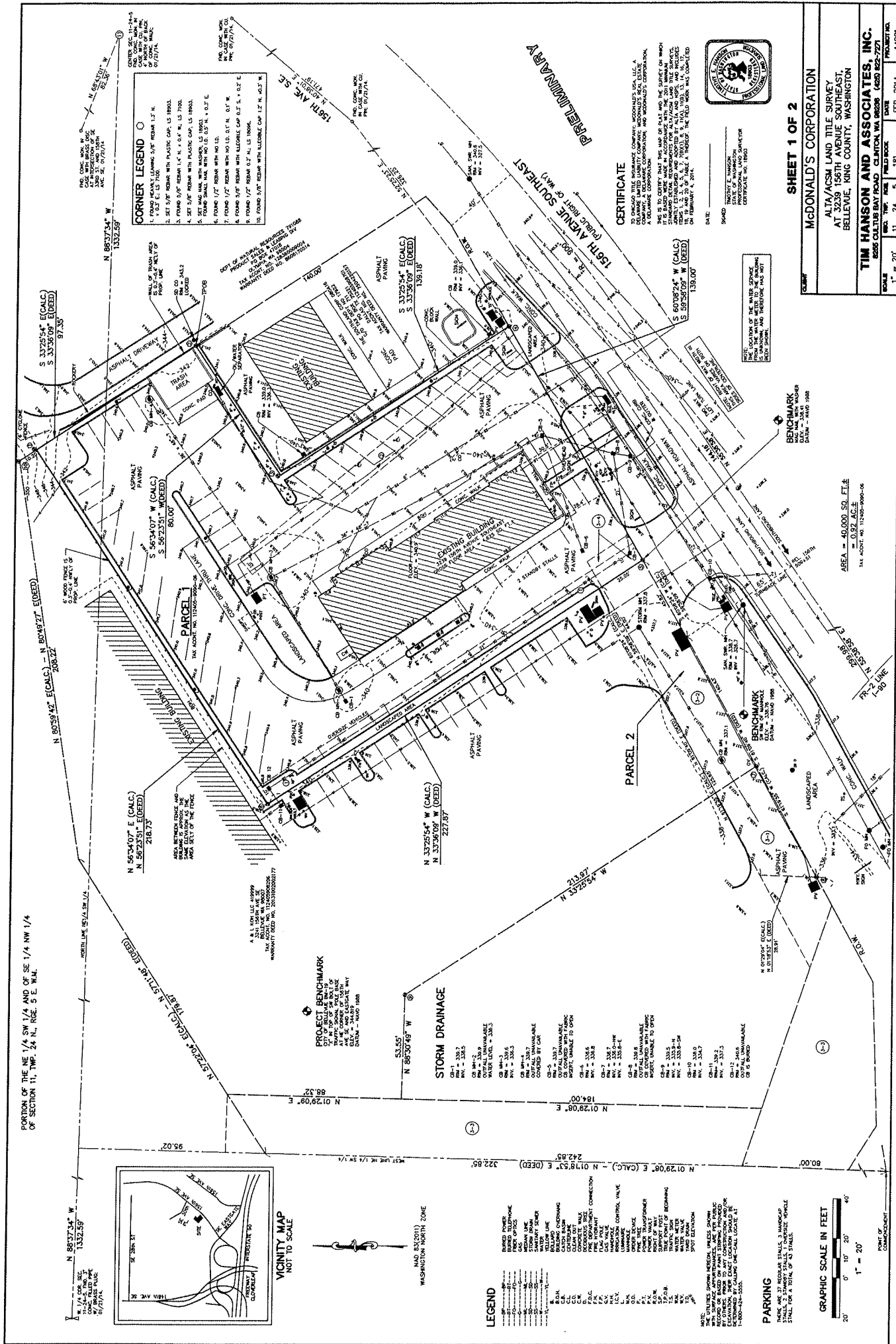
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

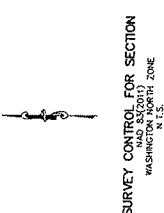
Date(s) aerial images were photographed: Aug 31, 2013—Oct 6, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

King County Area, Washington (WA633)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
An	Arents, Everett material	20.6	100.0%
PITS	Pits	0.0	0.0%
Totals for Area of Interest		20.6	100.0%



[illegible][illegible]

1. THERE IS NO EVIDENCE OF SUBSTANTIAL EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ALTERATIONS.

2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK RECONSTRUCTION OR REPAIRS.

4. THERE IS NO EVIDENCE OF A CHANGE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SATURATED AREA.

5. THERE IS NO EVIDENCE OF WETLAND AREAS AS DETERMINED BY APPROPRIATE AUTHORITIES.

6. FURTHER SUBDIVISION OR RE-PLATTING IS NOT REQUIRED IN ORDER TO CONVERT THE SURVEYED PLOTS.

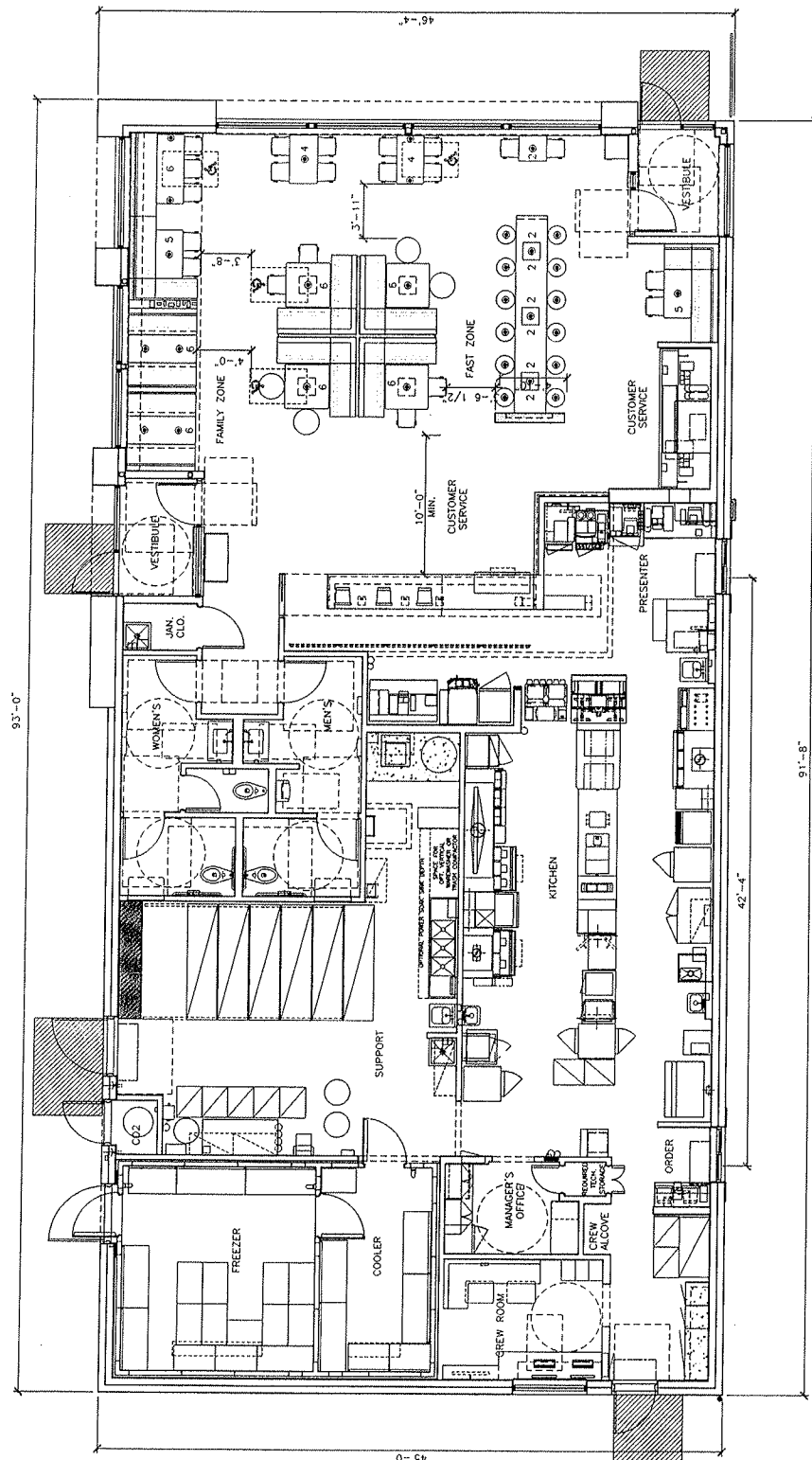
7. THE REAL ESTATE IN THE APPEALED LEGAL DESCRIPTION IS THE SAME AS THE REAL ESTATE IN THE APPEALED LEGAL DESCRIPTION PROVIDED BY CHICAGO. THIS INSTRUMENT COMPLETES THE CHICAGO RECORDING REQUIREMENTS.

AND PORTION OF THE SUBJECT PROPERTY DESCRIBED HEREIN LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X AREA OUTSIDE THE 100-YEAR FLOOD AREA OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 53033020659 F, PANEL NO. 659 OF 1725, BEARING AN EFFECTIVE DATE

ZONING - CB
THE PROPERTY AND ADJACENT PROPERTIES
ARE ZONED COMMERCIAL.
THERE ARE NO SETBACK REQUIREMENTS FOR
THIS ZONING CLASSIFICATION. HOWEVER,
LANDSCAPING IS REQUIRED ON THE SIDE AND
REAR YARDS.



**THIS DRAWING IS
FOR REFERENCE ONLY
NOT FOR CONSTRUCTION**
SEATING LAYOUT IS SCHEMATIC, THE FINAL
SEATING LAYOUT TO BE PROVIDED BY OTHERS.



1 FLOOR PLAN
R1.3 1/4" = 1'-0"

4597 minus 5' Front - WW PLAN
4,229 GROSS SQ. FT. / 3,870 NET SQ. FT.
74 SEATS (4 ACCESSIBLE SEATS)

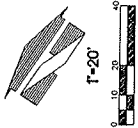
- \\ST01\STANDARD\PRELIM\2011 ST

- ☐ C1 ALUMINUM CAMPOY SYSTEM (COLOR: GOLD)
- ☐ C2 ALUMINUM CAMPOY TE-BACK SYSTEM
- ☐ C3 CONTOURATED METAL PANEL - SEE 19/AS 0
- ☐ C4 - COLOR
C1 = "CITYSCAPE" BY METAL-ORA
- ☐ D YELLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

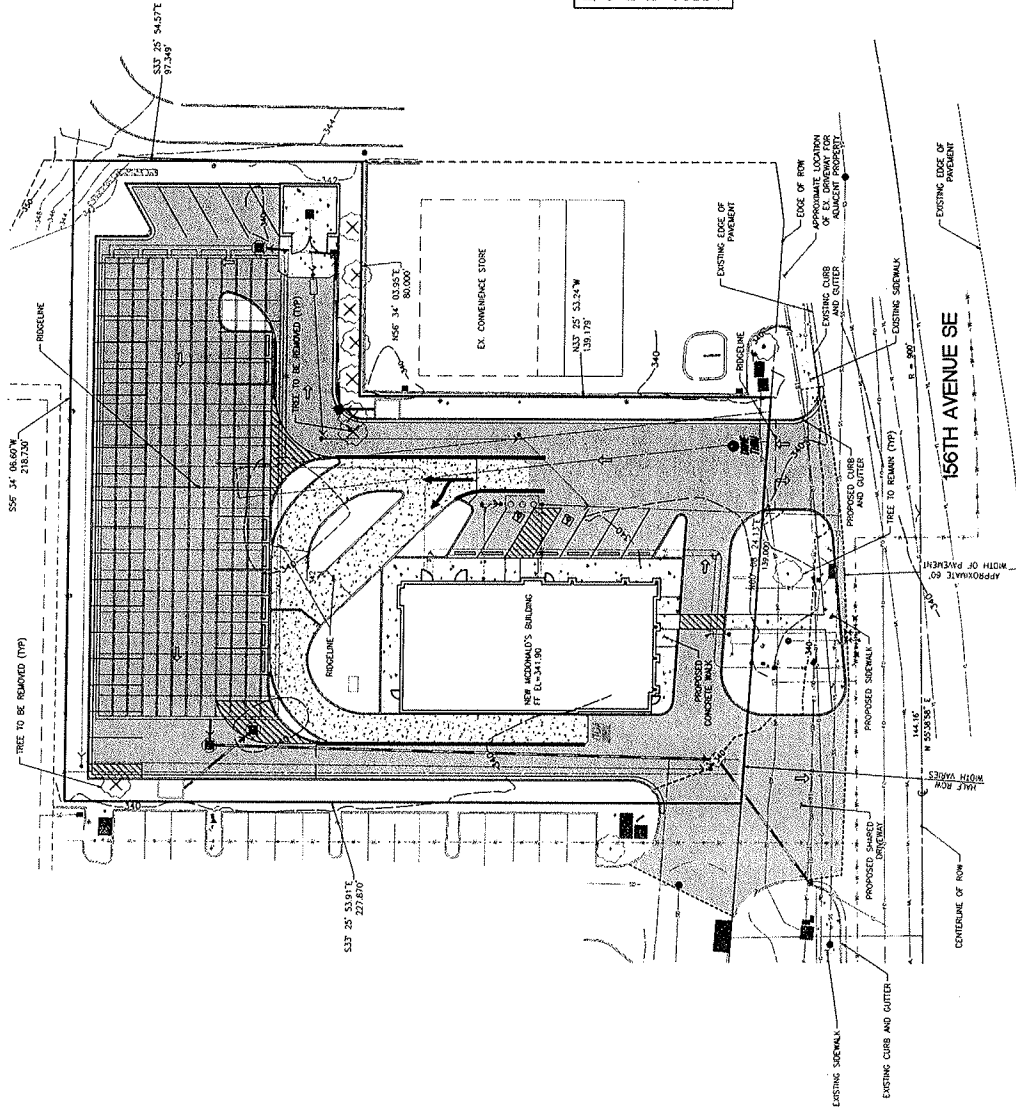
- [10]** COG - COG = BULK COG FILL BOX (COPM SCHEDULE ITEM #9.00)
DO NOT USE WITH COPM SCHEDULE ITEM #9.00
DO CONFORM USE WITH MOD PRODUCT MANAGER
- [15]** GROUND RAIL - SEE SITE PLAN
FOR EXACT LOCATION AND LENGTH
- [20]** SMOOTH-WARE BONDED PLANK SYSTEM
₁ COLOR W1 = PAINT "Veneer" SW-XXXX-PX
- [7]** LIGHT FIXTURE (WALL SCIENCE) - SEE ELECTRICAL

12. ACCIDENT VOUCHER - SEE ELECTRICAL
 13. LED LIGHT:
 1.1 = UP AND DOWN FUTURE
 1.2 = DOWN FUTURE
 1.3 = PROTECT CABLE FUTURE
 1.4 = UP ONLY FUTURE
 15. "MUD ROOM" BOND LIDESTONE
 -BY BOMAL
 -CONTACT: KEVIN REED: (717) 377-2724
 16. METAL LETTERING - BY OTHERS

- MECHAN. FASION - COLOR IS MATCH COORDINATED
 METAL PANELS - SIZE 1/4X3/8
 1 - TYPE
 2 - PRE-FAB INCHWIT FASION
 3 - PRE-FAB INCHWIT FASION
 4 - PRE-FAB CUSTOM AME FASION
 5 - PRE-FAB MAGNETIC CAP FASION
 PIPE BOLLARD - PAINTED YELLOW
 (RANKS) COIN COLLECTOR
 UNIT #1001 07000 STD
 CALL 1-800-745-7145 TO ORDER
 ROOM CAR JACK
 SHOPS



PRELIMINARY GRADING AND ROAD PLAN
FOR
BELLEVUE McDONALD'S
SECTION 11, TOWNSHIP 24 N, RANGE 5 E, W1/4
CITY OF BELLEVUE, WA



ESTIMATED EARTHWORK QUANTITIES:
CUT: 2.05 CY
FILL: 105 CY
NET: 900 CY (FLL)
AREA TO BE DISTURBED = 105 AC
CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL INVESTIGATION FOR THIS SITE PREPARED BY THE RULEY GROUP, INC. FOR RECOMMENDATIONS. QUANTITY QUANTITIES ARE APPROXIMATE.

McDonald's
PRELIMINARY GRADING AND ROAD PLAN
BELLEVUE, WA

McDONALD'S USA, LLC
12131 13TH AVENUE NE #103
KIRKLAND, WA 98034
(425) 821-4970

FOR



Scale
Horizontal
1" = 20'
Vertical
1" = 4'

Drawn: MKS
Checked: JHL
Approved: JHL
Date: 8/23/14

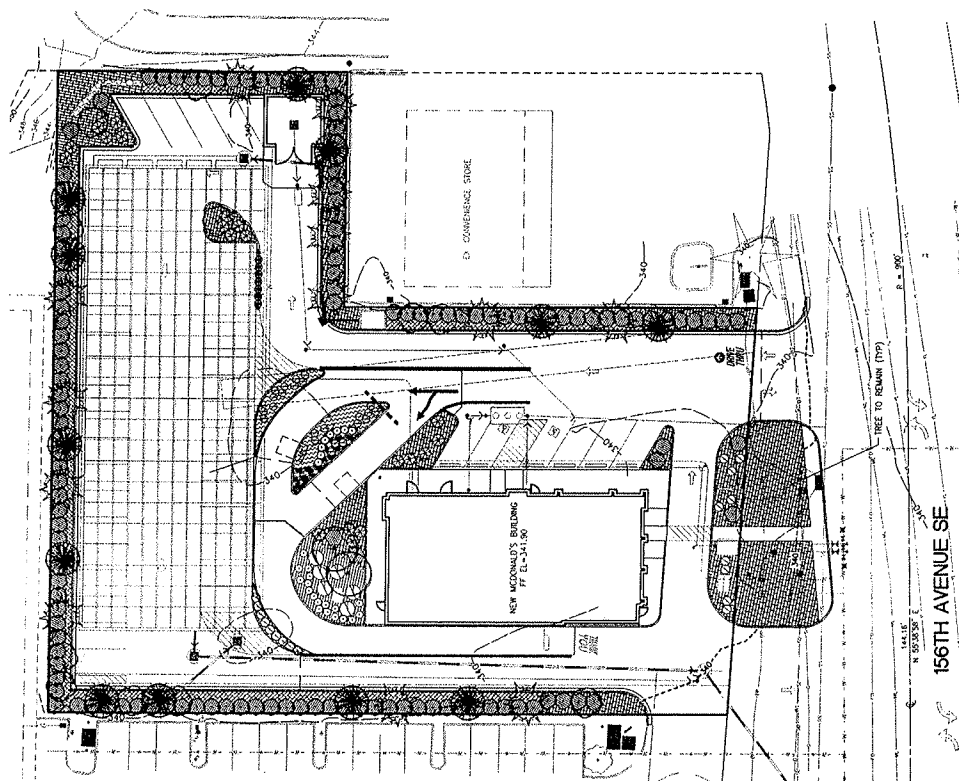
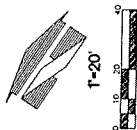


18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 221-1622 FAX
CHIEF ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES
CHIEF 8/23/14




















Job Number: 16852
Sheet: 2
CALL BEFORE YOU DIG:
1-800-424-5555

FOR

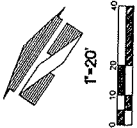
BELLEVUE McDONALD'S
SECTION 11, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, WA



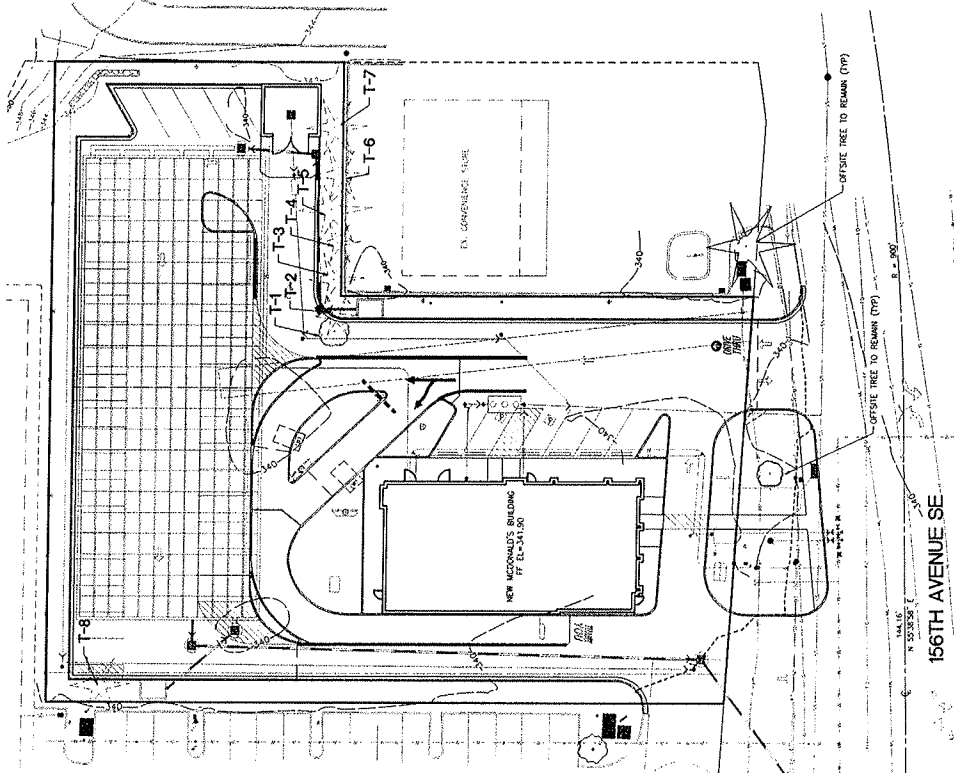
LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE	CONTAINER	SPECIES	QUANTITY	REMARKS
TREES:						
	CHOCORUS KICHIGUS / INDIAN CEDAR	8' - 10' HT. 2" CAL. UNK.	AS SHOWN	12	PLANT & CUT ONE GROWING SECOND-NURSEY GROWN. UN-CUT LEADER	
	CHOCORUS KICHIGUS / KORSA DODWOOD	8' - 10' HT. 2" CAL. UNK.	AS SHOWN	2	PLANT & CUT ONE GROWING SECOND-NURSEY GROWN. UN-CUT LEADER	
	POPULUS TREHARU TREHARU / SHOOTER COLUMBIA ASPEN	3" CAL.	AS SHOWN	11	PLANT & CUT ONE GROWING SECOND-NURSEY GROWN. BRANCHED AT 4'	
	PEACHBLOSSOM KETCHES / ANAKOCHI TRE	8' - 9' HT. 2" CAL. UNK.	AS SHOWN	13	PLANT & CUT ONE GROWING SECOND-NURSEY GROWN. UN-CUT LEADER	
	SHOWBOUT TRE REPLACEMENT BONES SEE PAGE 11.2 EXISTING SHOWBOUT TRE	70' TOTAL				
	SHRUBS:					
	ANAKOCHI TRE REPLACEMENT TREE UN-CUT LEADER	27' - 24' 5" O.C.	AS SHOWN	134	UN-CUT LEADER	UN-CUT LEADER
	HUMMELER INTERMEDIUM ANKLO PRUNICE / ANAKLO PRUNICE WITH UNKEL	30' - 30' 5" O.C.	AS SHOWN	2	UN-CUT LEADER	UN-CUT LEADER
	ELIX CERUHA COTONK / JAPANESE HALLY	30'-30" HT. MINIMUM		12	UN-CUT LEADER	UN-CUT LEADER
	MAKURA MAJEDORU / GRASSY SHARP	21' - 24' 5" O.C.		2	UN-CUT LEADER	UN-CUT LEADER
	MAKURA MAJEDORU / GRASSY SHARP	18' - 21' 5" O.C.		26	UN-CUT LEADER	UN-CUT LEADER
	MAKURA MAJEDORU / GRASSY SHARP	21' - 24' 5" O.C.		6	UN-CUT LEADER	UN-CUT LEADER
	REPRODUCTION NAME / NO COMMON NAME	1 GALLON	2.5' O.C.	30	UN-CUT LEADER	UN-CUT LEADER
	BLACK-EYE SHARP	18' - 21'	3.5' O.C.	21	UN-CUT LEADER	UN-CUT LEADER
	VERBENA BANGOR / NO COMMON NAME					
	GRASSY SHARPS:					
	OPUS KACHU / YAMOROKU / SPRINGWOOD MEAN	1 GALLON	24" O.C.	46	UN-CUT LEADER	HOLD 16" FROM BODIES, SHARPS, AND TREES
	EPICA MAJEDORU / UNKEL DUNE / DARLEY DUNE REIN	1 GALLON	24" O.C.	46	UN-CUT LEADER	HOLD 16" FROM BODIES, SHARPS, AND TREES
	FRENGARIA CHOCORUS / BEACH STRAWBERRY	4" POT	12" O.C.	46	UN-CUT LEADER	HOLD 16" FROM BODIES, SHARPS, AND TREES
	HEMIFRASCUS HIR / STELLA D'ORO / YELLOW DUNE	1 GALLON	24" O.C.	46	UN-CUT LEADER	HOLD 16" FROM BODIES, SHARPS, TREES, AND 4"
	RUBUS CATCHPORES / EUPHORAS SHARP	4" POT	12" O.C.	46	UN-CUT LEADER	HOLD 16" FROM BODIES, SHARPS, TREES, AND 4"

CALL BEFORE YOU DIG:
1-800-424-5555



PRELIMINARY TREE RETENTION PLAN
FOR
BELLEVUE McDONALD'S
SECTION 11, TOWNSHIP 24 N RANGE 5 E, W.M.
CITY OF BELLEVUE, WA



EXISTING SIGNIFICANT TREE LEGEND

TREE	SPECIES	DIAMETER	TREES WITHIN SITE PERIMETER	TREES WITHIN SITE PERIMETER	REMARKS
			MEASURING FACTOR	RETAINED	
T-1	DOGWOOD	9"	1.0	0	REMOVE FOR UTILITIES
T-2	PINE	7"	1.0	0	REMOVE FOR UTILITIES
T-3	PINE	9"	1.0	0	REMOVE FOR UTILITIES
T-4	PINE	7"	1.0	0	REMOVE FOR UTILITIES
T-5	PINE	12"	1.0	0	REMOVE FOR UTILITIES
T-6	PINE	9"	1.0	0	REMOVE FOR UTILITIES
T-7	PINE	10"	1.0	0	REMOVE FOR UTILITIES
T-8	PINE	10"	1.0	0	REMOVE FOR UTILITIES
TOTAL		73	73	0	

PERIMETER LANDSCAPE AREA TREE RETENTION REQUIREMENT 100% OF HEALTHY TREES = 64" / RETAINING 0" = 0% RETAINED
SITE INTERIOR TREE RETENTION REQUIREMENT 15% OF DIAMETER INCHES 9" x 102 = 1" / RETAINING 0" = 0% RETAINED
REPLACEMENT TREE INCHES REQUIRED 65" / REPLACEMENT TREE INCHES PROVIDED 76" (8" INTERIOR, 68" PERIMETER)

PRELIMINARY TREE RETENTION PLAN
McDonald's
BELLEVUE, WA

McDONALD'S USA, LLC
12131 113TH AVENUE NE #103
KIRKLAND, WA 98034
(425) 821-4970

FOR

Scale: As Shown
Vertical: N/A
Horizontal: As Shown

Designed: GED
Checked: GED
Approved: GED
Date: 8/17/11

BARGHAUSEN
CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-8222
(425) 251-8782 FAX

CALL BEFORE YOU DIG
1-800-424-5555

16852
Sheet
2

